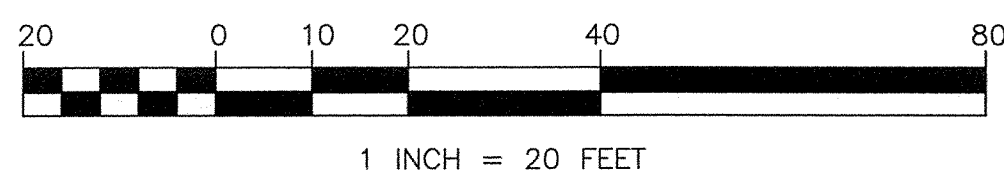
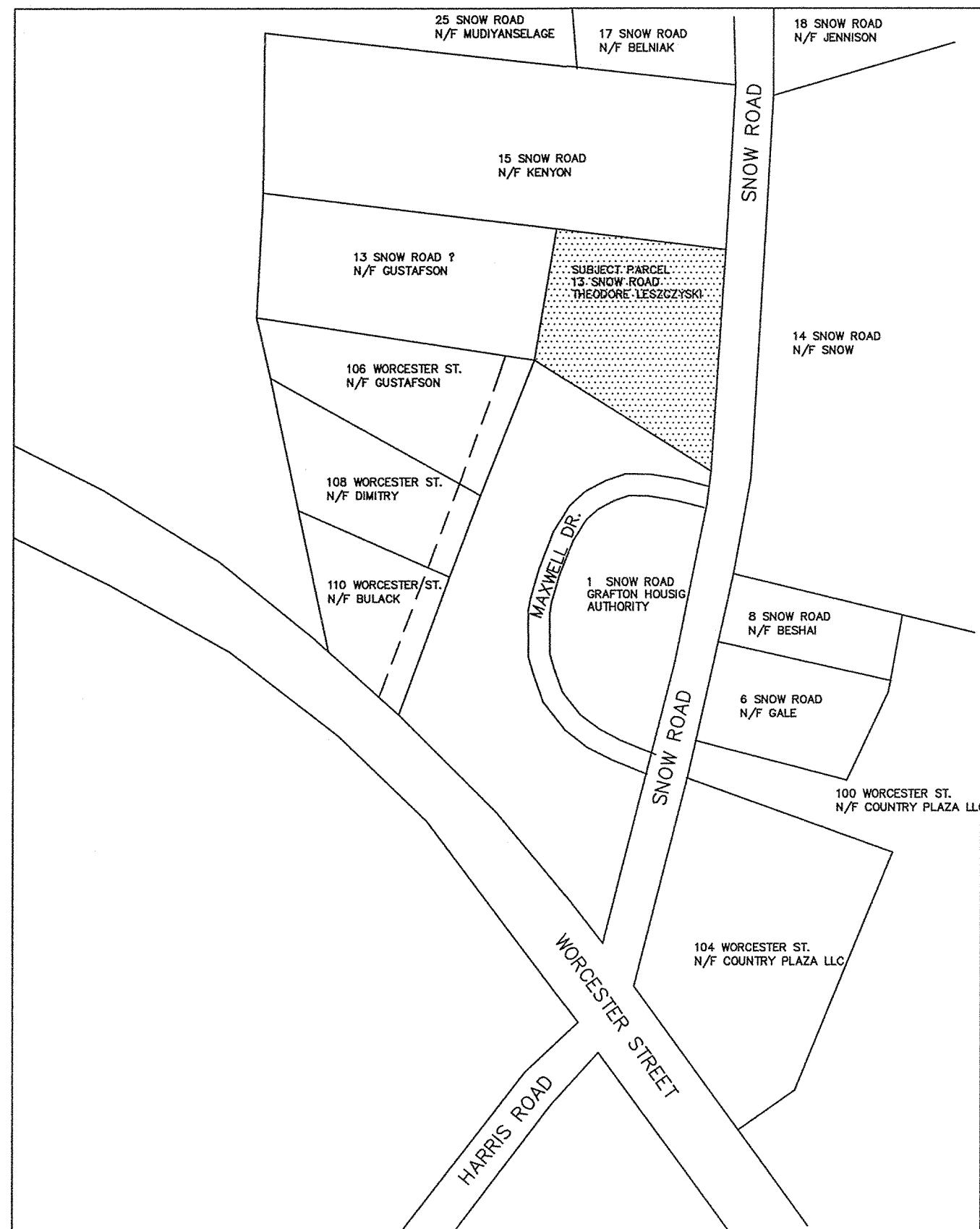
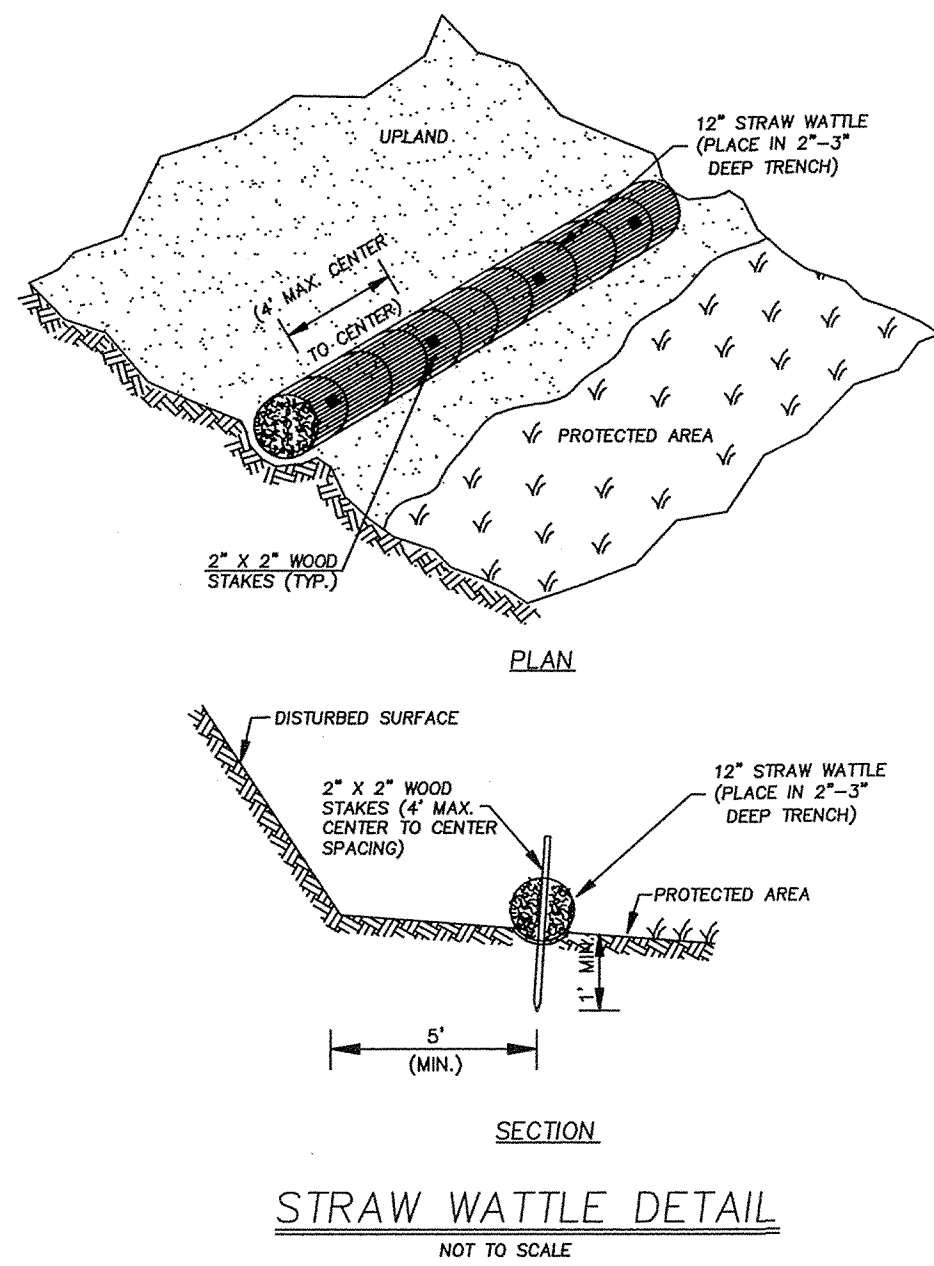


PROPOSED SITE PLAN



NOTES:

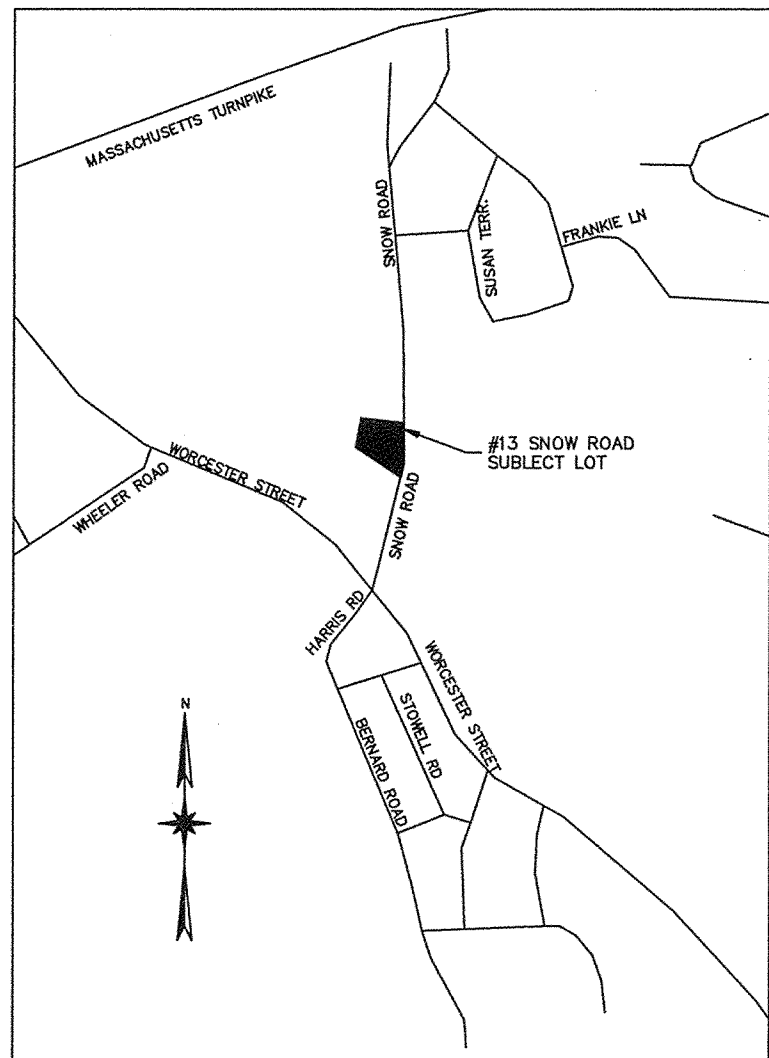
- 1) ALL CONSTRUCTION SHALL COMPLY TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- 2) DIG SAFE SHALL BE CONTACTED PRIOR TO ANY EXCAVATION, AS REQUIRED BY LAW.



ABUTTERS LOCUS

1"=150'

PLAN PURPOSE:
PROPOSED SITE PLAN FOR A NEW TWO FAMILY HOME TO BE
CONSTRUCTED IN AN R20 ZONE. ALLOWED UNDER THE USE REGULATIONS
TABLE 3.2.3.1, WITH THE APPROVAL OF A SPECIAL PERMIT.



LOCUS MAP

1"=1000'

Owner: Ted Leszczynski		
Zoning: R 20		
Lot Area: 20,000		
Lot Coverage: 30%		
Frontage: 125'		
Front yard: 30'		
Side yard: 15'		
Rear yard: 15'		
Mean Hieght: 35'		
Stories: 2		
	Existing Conditions	Proposed Conditions
Lot area	0.77 Acres	No Change
Frontage	232'	No Change
Lot Coverage	n.a.	23.9 % (+/-)
Front Set back	n.a.	63.8'
Side Set back	n.a.	41.8'/30.2' (+/-)
Rear Set back	n.a.	49.0' (+/-)
Mean Height	n.a.	20'
Stories	n.a.	1
Water Service	Public	Public
Sewer Service	Public	Public
Storm Drainage	Swales	Swales

Parking Calculations

Two Family Home, required is 2 spaces/unit=4 spaces

Earth Removal Calculations

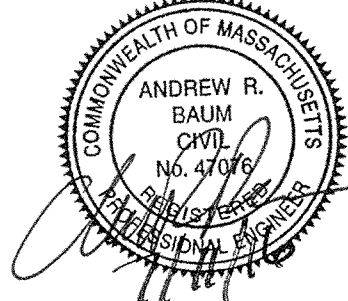
The volume of earth to be removed from the foundation area
of the home is approximately six hundred (600) cubic yards.

Lot Coverage Calculations

Lot Area= 33, 541 s.f. +/-
Duplex Structure = 4,286 s.f. or 12.8%
P.T. Decks=392 s.f. or 1.2 %
Paving=3,185 s.f. or 9.5%
Walkways=138 s.f. or 0.4%

Percent Coverage = 23.9%

FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION



REVISIONS	
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PROPOSED SITE PLAN at 13 SNOW ROAD GRAFTON, MA PREPARED FOR THEODORE LESZCZYNSKI	
SCALE:	AS NOTED
DATE:	July 11, 2016
JOB NO:	110-004
PLAN NO:	16-174-EXCON
SHEET NO:	1 OF 1